

128.A

0003

0026.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
471,300 / 471,300
471,300 / 471,300
471,300 / 471,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MENOTOMY RD, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: KINCHLA JULIE A		
Owner 2:		
Owner 3:		
Street 1: 26 MENOTOMY RD UNIT 1		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: PERNETA SANDRA -	
Owner 2: -	
Street 1: 26 MENOTOMY RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7767												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	468,100	3,200		471,300		
Total Card	0.000	468,100	3,200		471,300	Entered Lot Size	
Total Parcel	0.000	468,100	3,200		471,300	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card: 303.09	/Parcel: 303.09	Land Unit Type:	

272205	GIS Ref
	GIS Ref
	Insp Date
09/05/18	
	!15268!



USER DEFINED

Prior Id # 1: 83304	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	20:28:06
LAST REV	
Date	Time
09/05/18	14:05:28
danam	
15268	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNETA SANDRA	93-38		3/30/2006		360,000	No	No		
TARR ERIC	92-26		12/27/2005	Family		No	No		
PERNETA SANDRA/	92-25		12/27/2005		100	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
3/31/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

